

SPECIAL FARMINGTON CITY COUNCIL MEETING

Wednesday, April 28, 2004

SPECIAL CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: Mayor David M. Connors, Council Members Rick Dutson, David Hale, Larry W. Haugen, Susan T. Holmes, Sid Young, City Manager Max Forbush, City Finance Director Keith Johnson, and Deputy Recorder Jeane Chipman.

Mayor Connors called the meeting to order at 6:00 P.M. The invocation was offered by **David Hale** and the Pledge of Allegiance was led by **Sid Young**.

The Mayor opened the meeting with an explanation that tonight's meeting would be the first of a number of budget work sessions. Scheduled budget sessions will also be held every other Wednesday in May. These meetings generally do not include regular agenda items, which are covered in regular City Council meetings. However, the City is required to hold a public hearing in order to meet a deadline regarding the Community Development Block Grant application. Hence, the hearing was scheduled prior to the beginning of the City's first budget work session.

PUBLIC HEARING: COMMUNITY DEVELOPMENT BLOCK GRANT SMALL CITIES PROGRAM/SECOND HEARING

Mr. Forbush stated that the City had given appropriate notification of the public hearing. Not only had notification been published in the Davis County Clipper, but copies of the notice had been hand delivered to affected property owners. Mr. Forbush then summarized how CDBG funds are distributed and how Farmington has recently been awarded grant approval for \$70,000 pending submittal of a final application. He reviewed the agenda item in detail. The Federal grant money available to cities and towns was dependent on strict requirements. Requirements are Federally mandated. The project proposed by Farmington meets one of the Federal requirements by providing a benefit to residents in a low and moderate income area. It was a difficult requirement to meet.

The Davis County Council of Governments (COG) selects a review committee for allocating available CDBG funds for the Davis County area. The review committee is charged with the task of deciding which application will be funded and to what level. Mr. Forbush detailed the project as presented in the application. Needed project improvements in the west State Street/300 West neighborhood include storm sewer piping, sidewalk, curb, gutter, landscaping, and drive approaches. The City had originally applied for \$187,150. The Davis COG gave approval for only \$70,000. Hence, the application to be submitted to the State will be for \$70,000. Mr. Forbush detailed additional revenue needs and possible City sources because the \$70,000 would not fund the total cost of installation of storm sewer piping from 200 West to 400 West. The cost would actually be about \$90,000.

The City Manager did review the possibility of using CDBG program revenues from the sale of the Brass Comb Building. If the City eventually receives a reallocation of these funds, then

additional work beyond storm sewer could be accomplished. These additional improvements could include curb and gutter on portions of State Street, 200 West, and 300 West as presented in the information handed out at the hearing. Such improvements would be CDBG funded at a cost to property owners. Paving roads in the area under consideration would cost approximately \$80,000. This amount would come from city funds. Some portions of State Street are in very bad shape. City staff suggested that the paving not be done until after UDOT completes their work on nearby projects. The extent of the UDOT work will not be known for at least another the year. UDOT has indicated they will pave State Street from the bridge to 400 West as part of the Legacy Highway funding should the Legacy project obtain approval. Regardless of these possible funding extensions, all that is being proposed for this year's CDBG application is \$70,000 to be used for storm drain piping.

Public Hearing

Mayor Connors opened the meeting to a public hearing and invited those interested to approach the podium and give their input. Those present included those listed from the City Council and staff as listed above and Erma Smith (65 South 300 West) and Vickie Smith (1353 North Highway 89, Suite 202).

Mr. Forbush stated that part of the purpose for the hearing was to receive input from citizens as to how the proposed project might affect adjacent personal property. No comments were forthcoming from either Erma Smith or Vickie Smith.

Public Hearing Closed

With no forthcoming comments, **Mayor Connors** closed the public hearing and turned the meeting back to the City Council.

The City Council held a brief discussion clarifying that the application was for \$70,000 to fund the storm sewer project only and nothing else.

Motion

Rick Dutson moved that the City Council authorize the City Manager to file the final application for the CDBG funding for the storm sewer project in the amount of \$70,000. **Larry Haugen** seconded the motion, which passed by unanimous vote.

Mr. Forbush then briefly gave further explanation regarding proposed highway funding for a pedestrian tunnel under 400 West. He said he hoped the tunnel project would include the extension of storm sewer piping installed by the CDBG grant.

REVIEW OF PROPOSAL FOR SALE OF “BRASS COMB” PROPERTIES

Mr. Forbush reported that the City had received an offer to purchase the property adjacent the Brass Comb Building. The offer was for \$46,000. The agreement proposed included deed restrictions to assure the potential buyer was fully aware of requirements for the property. The proposed buyer wanted the property to build an office building approximately 1200 square feet in size. No offer has yet been submitted for the old Brass Comb building. Mr. Forbush stated it would be wise to retain a realtor to help sell the building.

Mr. Forbush reviewed funding and costs of the Brass Comb project. The property had been acquired by the City and then subdivided before it was improved and declared as surplus property for sale. The purchase of the parcel with the building was partially funded by the 2003 CDBG grant. The City renovated the building at some cost to the City to make it salable. The aim of the project to preserve the integrity of historic Main Street had been met.

Motion

Larry Haugen moved that the City Council authorize Mayor Connors to sign the purchase agreement for property adjacent to the Brass Comb Building on Main Street as presented. **Susan Holmes** seconded the motion.

In discussion of the motion, **Mr. Hale** wanted to affirm that suitable covenants and restrictions were in the agreement and that the City had appropriately declared the property as surplus.

Mr. Forbush assured Council members that the contract was extensive and covered all conditions for such a sale. A vote was taken indicating a unanimous affirmative vote.

MISCELLANEOUS ITEMS

Mayor Connors requested that the City Council cover miscellaneous items before moving forward with the budget items on the agenda.

Bridge report

Mr. Forbush stated that work on the 600 North bridge was moving forward. This is a UDOT project. The fiber optic lines which were holding up progress had been moved. The bridge should be completed in mid-June. The City Manager and the Mayor had recently met with the UDOT Legacy team and had received good information from them.

Mr. Forbush reported that UDOT was also favorable to funding improvements along north Main Street (S.R. 106) and to letting Farmington take over ownership maintenance responsibilities since the road is improved to meet City standards. The City will make the improvements with funds provided by UDOT. The City will collect Class "C" street revenues from the gasoline tax for the road after it accepts ownership.

Follow up Items

Mr. Young asked that Mr. Forbush follow up on issues regarding the Ken Hardy property and the proposed resolution setting forth community standards regarding the display of adult magazines in retail stores.

Ten Screen Movie Complex

Mayor Connors informed the Council that a developer had indicated an interest in proposing a 10-screen movie theater complex on property south of Maverik in northern Farmington. No official application had been made.

The City Council then adjourned into the budget workshop with Farmington City department heads and a discussion of the annual budget. A general discussion of projected revenues and expenditures in the General Fund and Capital Funds were discussed. Discussion of funding requests for increased City manpower and a variety of capital projects were reviewed.

The meeting adjourned at 10:10 p.m.

Margy Lomax, City Recorder
Farmington City